

(Oct. 1990)

United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Propertyhistoric name Settlement School Dormitories and Dwellings Historic Districtother names/site number N/A**2. Location**street & number 556 Parkway N/A ☐ not for publicationcity or town Gatlinburg N/A ☐ vicinitystat e Tennessee code TN county Sevier code 155 zip code 37064**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

Deputy State Historic Preservation Officer, Tennessee Historical Commission

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See Continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☐ entered in the National Register.☐ See continuation sheet☐ determined eligible for the National Register.☐ See continuation sheet☐ determined not eligible for the National Register.☐ removed from the National Register.☐ other, (explain:) __________

Signature of the Keeper

Date of Action

Settlement School Dormitories andSevier County, Tennessee

5. Classification**Ownership of Property**

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in count.)

Contributing	Noncontributing	
6	1	buildings
		sites
0		structures
		objects
6	1	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Architectural and Historic Resources of Pi Beta Phi
 Settlement School MPS

**Number of Contributing resources previously listed
In the National Register**

0

6. Function or Use**Historic Functions**

(Enter categories from instructions)

EDUCATION: Education-Related Housing

DOMESTIC: Single Dwelling, Multiple Dwelling

DOMESTIC: Secondary structure; farm outbuilding

AGRICULTURE: Animal Facility

Current Functions

(Enter categories from instructions)

EDUCATION: Education-Related Housing

DOMESTIC: Multiple Dwelling

DOMESTIC: Secondary structure

7. Description**Architectural Classification**

(Enter categories from instructions)

Bungalow/Craftsman; Colonial Revival

Materials

(Enter categories from instructions)

foundation Concrete; Limestone; Brick

walls Weatherboard; Stone; Shingle

roof Asphalt; Metal

other Metal; Wood; Glass

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheets.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** moved from its original location.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property
- ☒ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

Education

Architecture

Social History

Period of Significance

1916 – 1959

Significant Dates

circa 1916, 1923, 1941, 1952

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Wilson, Alda and Wilson, Elmina, architects;

Barber & McMurry, architects

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

N/A

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ Previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

#

- ☐ recorded by Historic American Engineering Record #

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal Agency
- ☐ Local Government
- ☐ University
- ☒ Other

Name of repository: Arrowmont School of Arts and Crafts;
University of Tennessee Archives

Settlement School Dormitories and
Dwellings Historic District

Name of Property

Sevier County, Tennessee

County and State

10. Geographical Data

Acreage of Property Approximately 5 acres

Gatlinburg 157 NE

UTM References

(Place additional UTM references on a continuation sheet.)

1 17 272900 3954759
Zone Easting Northing
2 _____

3 _____
Zone Easting Northing
4 _____

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Susan Knowles and Carroll Van West

organization Center for Historic Preservation

Date October 30, 2006

street & number Middle Tennessee State University—Box 80

telephone 615-898-2947

city or town Murfreesboro

state TN

zip code 37132

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Pi Beta Phi Fraternity (Emily Tarr, Grand President)

street & number 1154 Town and Country Commons Drive

Telephone 636-256-0680

city or town Town and Country

State MO

Zip code 63017

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

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Settlement School Dormitories and Dwellings Historic
District
Sevier County, Tennessee

Description

The Settlement School Dormitories and Dwellings Historic District contains six contributing and one non-contributing buildings connected by a walking path and grouped together along a ridge on the Pi Beta Phi campus in Gatlinburg (pop. 3,382), Sevier County, Tennessee. The dwellings and buildings stand approximately one hundred yards south of the commercial artery of Parkway and are isolated from the visual environment of downtown Gatlinburg due to their location and due to the amount of trees and bushes that were planted on the campus from 1912 to circa 1960. The nominated property meets the registration requirements for historic districts detailed in the Historical and Architectural Resources of the Pi Beta Phi Settlement School MPS.

Inventory

1. Helmick House/Teacher's Cottage (1916)

One and one-half story frame bungalow with a concrete foundation, weatherboard siding, and side-gable asphalt shingle roof. Recessed central entrance has a wood door with six lights flanked by one-over-one double-hung sash windows. The north facade has five symmetrical bays with a centered four-bay shed dormer. The partial width, screened-in front porch has four columns covered with weatherboard siding supporting a shed roof. The rear elevation also has a shed roof dormer. All of the windows in the house have wood six-over-six double-hung sash. A brick chimney pierces the roof south of the peak. Designed in 1915 by architect-engineers Alda and Elmina Wilson of New York City. (C)

2. Pollard Dormitory (1999)

One and one-half story, asphalt shingle side-gable roof building with concrete foundation. Frame construction covered with wood shingle siding. A three bay shed dormer is on the north facade. A wrap-around porch supported by plain wood posts dominates the western section of the north facade. The north facade has an off-center single-light entry. Windows in the house have one-over-one double-hung sash. Located on the site of one of the original school structures, also named after first head teacher Mary O. Pollard, which served as a dormitory and model kitchen and dining facility. (NC, due to date of construction)

3. Stuart Dormitory (1941)

One and one-half story Colonial Revival dwelling, with a side gable asphalt shingle roof and concrete and stone foundation. The north facade has dual symmetrical entrances covered by a full-length porch supported by six plain wood posts. Three gabled dormers are located on the north facade and south elevation. Wood six-over-six double-hung windows. Frame construction with wood shingle exterior. Exterior stone chimney on the west end of the main section of house. A one-story gable roof extension, with a stone wall on its west elevation is located on the west end of the house. Designed by Barber & McMurtry Architects, Knoxville. Located on the site of a previous cottage that was used by first resident teachers from 1913-15, later as a dormitory, and also briefly as home to the Arrow Craft shop c. 1924-26. (C)

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Settlement School Dormitories and Dwellings Historic
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4. Ruth Barrett Smith Staff House (1952)

One-story L-shaped Colonial Revival building with a side gable asphalt shingle roof and a concrete foundation. Frame construction covered with wood shingles. The north façade has seven gabled dormers with eight-over-eight double-hung windows. The recessed off-center double-door entrance is set in a partial-width screened-in porch. A dining room wing was added to the west end of the original structure in 1989. The wing also has wood shingle siding, asphalt shingle roof and concrete foundation. The dining room has large single pane windows. Original portion was designed by Barber & McMurry Architects, Knoxville 1951. (C)

5. Old Wood Studio (1952)

Two attached one-story buildings with vertical board siding, a concrete foundation, and an open-air workspace. The eastern section has a metal side-gable roof and a continuous row of window openings. The middle section has a metal shed roof and three symmetrical eight-over-eight double-hung windows. The western section, which was added c. 1990, has a metal gable roof over an open-air workspace with a concrete pad. (C)

6. Chicken Coop (c. 1923)

One-story metal shed roof building with board and batten siding, three multi-pane windows, and a form-poured concrete foundation. The south façade has a hinged board and batten door and a large board and batten sliding door on an overhead rail. (C)

7. Stock Barn (1923, 1959)

Two-story wood frame transverse crib stock barn with metal gambrel roof, concrete foundation, and weatherboard siding. Renovated into dormitory space in 1959 by Barber & McMurry Architects, Knoxville, with three symmetrical double-hung windows added on the gambrel ends, and three symmetrical shed dormers on the gambrel roof. The first floor on the west façade has a central entry flanked by two double-hung windows covered by a shed roof. (C)

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Settlement School Dormitories and Dwellings Historic
District
Sevier County, Tennessee

Significance Statement

The Settlement School Dormitories and Dwellings Historic District in Gatlinburg, Sevier County, Tennessee, is eligible for listing in the National Register of Historic Places for its local significance under Criterion A for its educational and social history associations with the early twentieth century settlement school movement, especially the demonstration of progressive rural life as represented by the Helmick House, and under Criterion C for its twentieth century domestic architectural styles, including bungalows, Rustic, and Colonial Revival styles. The nominated property meets the registration requirements for historic districts listed in the Historic and Architectural Resources of the Pi Beta Phi Settlement School MPS.

Domestic and Agricultural Models 1916-1940

From its earliest days, the Pi Beta Phi Settlement School, with its demonstrated mission of education, economic improvement and sustainability, provided much more than classroom instruction. Rural reformers, according to Historian Mary S. Hoffschwelle (*Rebuilding the Rural Southern Community: Reformers, Schools and Homes in Tennessee, 1900-1930*), believed that vocational training and home economics were musts. One state educational reformer emphasized that schools should offer "classes in foods, sewing, clothes selection, laundering, sanitary housekeeping, and household arrangement, supplemented by handicrafts."¹

In 1916, a 10-room residence was erected to provide living quarters for the professional teachers being recruited by the school and to serve as a demonstration of the "modern" lifestyle. The modified bungalow style house was designed by architectural engineers Elmina Wilson (1870-1918) and Alda Wilson (1873-1960), two Pi Beta Phi alumnae working in New York City. The frame structure has a poured concrete foundation, running water, and the first furnace in Gatlinburg. Named Helmick House after Elizabeth Helmick, who oversaw the acquisition of land and early development of the Settlement School, it soon became known simply as Teachers' Cottage in recognition of the trained professionals, yet most definitely outsiders, who came to Gatlinburg to teach. "All materials except the lumber were brought in from 'outside'. The carpenters' work was done entirely by mountain men under the guidance of an experienced builder, imported for the occasion."² Hoffschwelle has emphasized the importance of teachers' cottages to the rural reform agenda in Tennessee. "They urged communities to build teachers' homes adjacent to rural schools, where household demonstrations could take place. Thus, white rural school agent John B. Brown described the teachers' home as 'a model rural home, furnished with all of the conveniences that are within the reach of the farmer of average means. A modern heating plant, a lighting plant, water system septic tank, etc.'"³ The Helmick House, located just up the hill from the new Settlement School building, was a visible example of such a model home. The workers who built Helmick House also installed a new steam heat system in the school and built bookshelves for the school's library.

¹ Mary S. Hoffschwelle, *Rebuilding the Rural Southern Community: Reformers, Schools, and Homes in Tennessee, 1900-1930* (Knoxville: University of Tennessee Press, 1998), 92.

² "A Century of Friendship in Pi Beta Phi 1867-1967", compiled by Jean Orr Donaldson. (N.P.: Pi Beta Phi, 1968), 186-187.

³ Hoffschwelle, 92.

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By the 1920s, the Settlement School was also providing housing for students. In exchange for assistance with domestic chores, some of the girls stayed in the three-room cottage [no longer extant, Stuart Dormitory, built as a boy's dormitory in 1941, is now on this site] next to the Teachers Cottage. The smaller cottage was built and paid for by Elizabeth Helmick, who used it as living quarters while she supervised construction of Teachers Cottage.⁴ It became known as Stuart cottage when it was purchased from Mrs. Helmick for the school by Melinda and Ann Stuart, Pi Beta Phi from Nebraska.⁵ A few of the boys whose families lived far away from the school also came to live on campus, where room and board were provided for them in return for help with the farm.

Settlement schools, such as Pi Beta Phi, also strove to reform farming and domestic life in the rural South, following the national movement towards home and agricultural demonstration work that began with passage of the Smith-Lever Act in 1914 and continued into industrial arts, home and farm training for both students and the adult public, funded under the Smith-Hughes Act in 1917. The impact of the progressive agriculture movement took shape at Pi Beta Phi Settlement School in the early 1920s. When Otto J. Mattil was hired in 1922 to teach vocational agriculture in the county under the Smith-Hughes program, Pi Beta Phi Fraternity agreed to pay the county's share of his salary with the understanding that he would be based at the Settlement School and supervise farm activities there.⁶ He immediately laid out a vegetable garden and an orchard and soon oversaw construction of a modern transverse crib gambrel-roof barn, a model design for stock barns of the extension service at that time, which was located just behind some of the farm's original log farm buildings.⁷ The barn housed the school's milk cow and horses, and its hayloft could be rearranged for motion-picture shows and basketball games. The school also erected a modern form-poured concrete foundation chicken coop with hinged board and batten doors near the model barn.

The two new farm production buildings—with Mattil providing training in raising pigs and chickens for the boys and collecting eggs and tending the gardens for the girls—provided models of progressive, market-oriented agricultural production for a rural community that had been more subsistence farming in its focus. During his first six years at the settlement school, Mattil, a graduate of the University of Tennessee's vocational agriculture program, taught horticulture, animal husbandry and poultry raising. Mattil also worked in the community, demonstrating orchard care and crop rotation. Moreover, the farm buildings, combined with the new dorms, created a new domestic landscape within Gatlinburg, one that was decidedly modern in its look, compared to the more traditional folk architecture forms that characterized this rural village in the 1920s.

4 Henrietta Huff, "Pi Beta Phi Settlement School," *Sevier County, Tennessee, Its History and Heritage*. Sevierville, 1994, p. 96.

5 J.O. Creswell, "Secondary Education in Sevier County," M.A. Thesis, University of Tennessee, Knoxville, 1926, p. 102.

6 O.J. Mattil, "Conditions in Gatlinburg in the '20s and '30s" and "Work of the Pi Beta Phi School," interview conducted by Glenn Cardwell and Ed Trout, Gatlinburg, Tenn., July 29, 1975. (Anna Porter Public Library, Gatlinburg, Tenn.), 4-5.

7 Creswell, 106.

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Settlement School Dormitories and Dwellings Historic
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Sevier County, Tennessee

Looking Outward 1941-1960

By 1940, however, the built environment of Gatlinburg was about to become quite different than the small village and modern school campus of the 1920s. The major impact came from the creation and development of the Great Smoky Mountains National Park, which officially was dedicated by President Franklin D. Roosevelt in 1940. The national park popularized the Rustic and the Colonial Revival style in Gatlinburg, and the next generation of dormitories at Pi Beta Phi Settlement School followed suit. In 1941, the school hired Knoxville architecture firm Barber & McMurry to design a new boys' dormitory on the site of the original three-room Stuart cottage. The Colonial Revival-style Stuart Dormitory, with bedrooms and bathrooms on two levels, has affinities to contemporary domestic buildings of the period as well as the new Park Headquarters designed by Barber & McMurry.

In 1943, Sevier County entered into a lease agreement with Pi Beta Phi, agreeing to pay \$100 annually for the lease of the existing school buildings and athletic fields, also agreeing to take care of maintenance and pay for heat, lights, and water. Educational consultants hired by the Pi Beta Phi Fraternity had recommended that the basic education function of the School (Pi Beta Phi Settlement School was still providing free public education for all grade levels) be turned over to Sevier County and that the arts and crafts aspect of the school be developed. An advisory committee on arts and crafts was formed, and in 1945 the first Summer Craft Workshop was planned by Marian Heard, craft design and outreach instructor in the department of home economics at the University of Tennessee (UT). It was directed by master craft artist Elsa Ulbricht of Milwaukee, who was a specialist in painting, printmaking, pottery, metalwork, and bookbinding. Ulbricht, a graduate of Pratt Institute, had initiated the hugely successful Milwaukee Handicrafts Workshop in 1935, which proved to be one of the most successful of the WPA programs of its kind, with over 5000 participants (primarily unemployed and unskilled women) trained in a variety of craft arts that were made available for sale. Ulbricht's UT summer course in Gatlinburg attracted fifty students from various parts of the U.S. to the Pi Beta Phi Settlement School. Students bunked in school classrooms on surplus Army cots provided by UT. In 1946, Marian Heard became the permanent director of the summer workshops and began to enhance the curriculum with innovative teachers and craft artists from around the country, retaining the well-known Ulbricht, and adding Harriett Gill, from Cranbrook, MI and Berea, KY, who taught design with clay, wood, paper and thread; Ingeborg Longers, a founder of the Saterglas Weaving School in Sweden; and Allen Eaton, one of the influential founders of the Appalachian craft revival, who taught a course in craft design.

The summer workshops enjoyed continued success, soon gaining an international reputation. Classes at the Settlement School became testing grounds for innovations in craft media. International teachers and students were invited, and Marian Heard led two craft tours abroad during the 1950s. The Ruth Barrett Smith Staff House, built in 1952, to house distinguished invited faculty for the summer workshops, is still used for visiting craft school faculty. Funding for the Rustic style dormitory building came from the Pi Beta Phi fraternity as well as the Garshwiler estate. Covered in brown shingles, and sited on a slight rise, the twelve-bedroom, one and one-half story structure was designed by Barber & McMurry to blend into the surrounding landscape. A ground floor paneled living room lounge is entered through a screened porch, while a glass windowed dining wing, which is set at an angle to break up the building's mass, is entered through an open porch at its far end.

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Settlement School Dormitories and Dwellings Historic
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Sevier County, Tennessee

The success of the craft school also meant that needs for student housing continued to grow, while the earlier need for agricultural instruction at the farm buildings diminished. Most agricultural instruction shifted to classroom settings at the Pi Beta Phi high school, and demonstrations on campus ended. In 1958, craft school officials began considering new uses for the model barn and in the following year, they contracted with Barber & McMurry to design dorm space in the old barn. The firm kept the distinctive gambrel-roof outline of the barn, but recommended that it now be painted red instead of the original white. The adaptive reuse also converted the first floor stalls and hayloft into a combination of dorm space and bathrooms. The building thus took a new use that reflected both the expansion of the craft program and the end of an era of demonstration farming at Pi Beta Phi.

This historic district of dormitories and farm buildings documents the domestic side of settlement school life in Gatlinburg. The prominent Knoxville firm of Barber & McMurry designed two dorms, one for students and one for visiting craft faculty, in Colonial Revival and Rustic styles. The earlier model bungalow came from the pens of two women architects, Elmina Wilson (1870-1918) and Alda Wilson (1873-1960), which underscores the women-directed nature of Pi Beta Phi Settlement School during its period of significance. The Helmick House was the first known architect-designed dwelling in Gatlinburg; the later buildings from Barber & McMurry tied the campus to the dominant architectural aesthetic of the national park. Thus, this small grouping of buildings has both significant historical and architectural associations with the story of the Pi Beta Phi Settlement School in Gatlinburg.

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Sevier County, Tennessee

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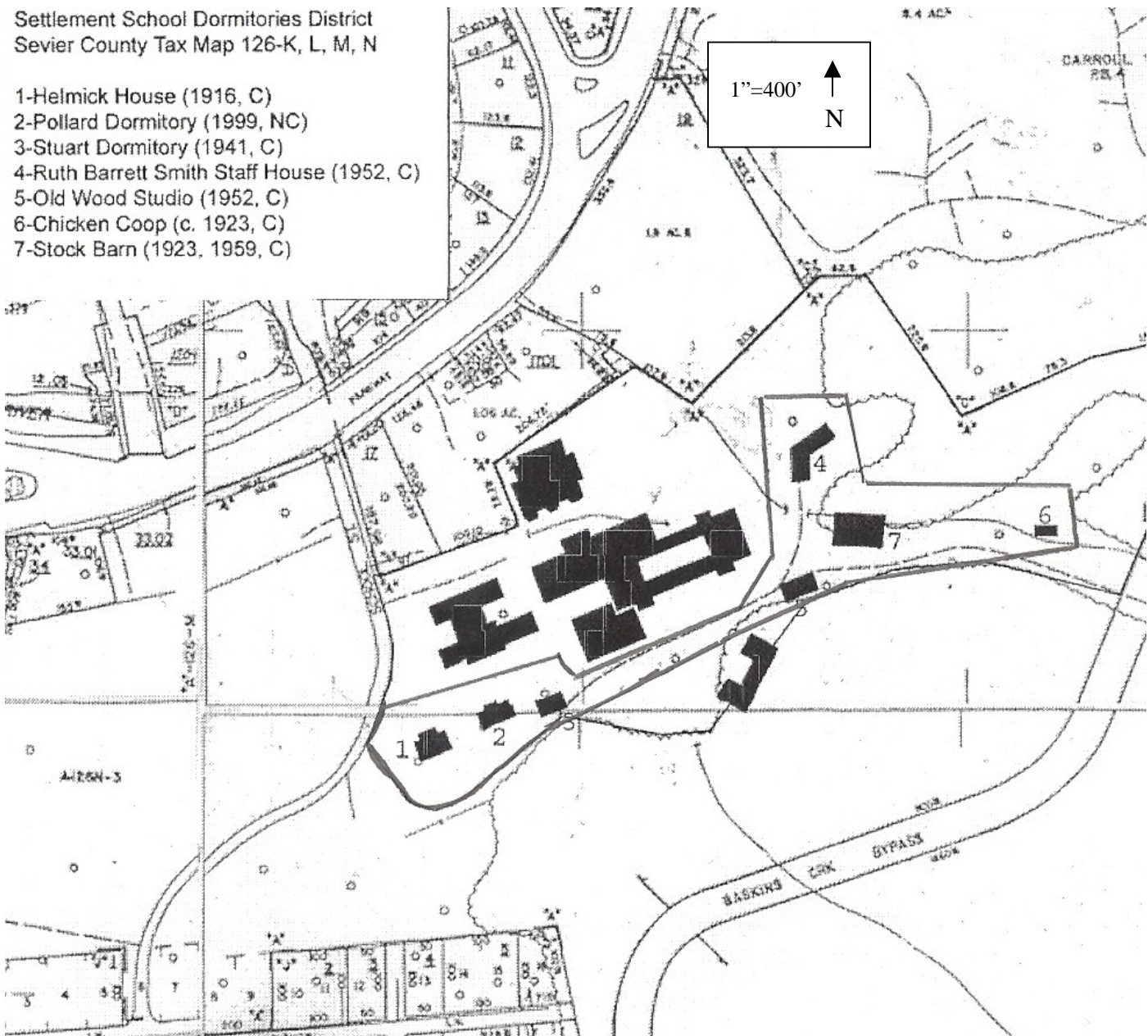
Settlement School Dormitories and Dwellings Historic
District
Sevier County, Tennessee

Verbal Boundary Description and Justification

The nominated property contains approximately 5 acres as marked on the attached Sevier County Tax Map 126-M, Plot 33. It contains all of the extant historic dormitories and farm buildings associated with the Pi Beta Phi Settlement School. The map scale is 1"=200' and is the best available map for this area.

Settlement School Dormitories District
Sevier County Tax Map 126-K, L, M, N

- 1-Helmick House (1916, C)
- 2-Pollard Dormitory (1999, NC)
- 3-Stuart Dormitory (1941, C)
- 4-Ruth Barrett Smith Staff House (1952, C)
- 5-Old Wood Studio (1952, C)
- 6-Chicken Coop (c. 1923, C)
- 7-Stock Barn (1923, 1959, C)



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Photographs

Settlement School Dormitories and Dwellings Historic District
Sevier County Tennessee

Photos by Carroll Van West and Susan Knowles, August and November 2006

Negatives: Tennessee Historical Commission
2941 Lebanon Road
Nashville TN 37243

- | | |
|----------|--|
| 1 of 10 | Helmick House, photographer facing southeast. |
| 2 of 10 | Helmick House, photographer facing northeast. |
| 3 of 10 | Pollard Dormitory, photographer facing south. |
| 4 of 10 | Stuart Dormitory, photographer facing southeast. |
| 5 of 10 | Stuart Dormitory, photographer facing northwest. |
| 6 of 10 | Ruth Barrett Smith Staff House, photographer facing southeast. |
| 7 of 10 | Old Wood Studio, photographer facing southeast. |
| 8 of 10 | Chicken Coop, photographer facing northwest. |
| 9 of 10 | Chicken Coop, photographer facing northeast. |
| 10 of 10 | Stock Barn, photographer facing east. |